

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – E/S Greyhound Road,
65' N of the c/l Anthony Avenue
(309 & 311 Greyhound Avenue)
15th Election District
5th Councilmanic District

Anna Mueller, Owner;
Charles Gast, Contract Purchaser

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-116-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Anna Mueller, and the Contract Purchaser, Charles Gast, through their attorney, John B. Gontrum, Esquire. The Petitioners request a special hearing to approve the use of adjoining undersized lots for two proposed detached dwellings. In addition, the Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum lot width of 50 feet each in lieu of the required 70 feet for each lot; a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet for each lot; and a lot area of 7,497 sq.ft. in lieu of the minimum required 10,000 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Charles Gast, Contract Purchaser, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are adjoining lots located in an older, established community off of Turkey Point Road, not far from Middle River in Essex. The properties, also known as Lots 39 and 40 of the property of Vincent L. O'Conner and Wife, consist of a gross area of 7,497 sq.ft. each, zoned D.R.3.5, and are each improved with

ORDER RECEIVED FOR FILING

Date

By

a single family dwelling. Apparently, the dwellings have existed on the property for many years and have deteriorated to the extent that they are no longer habitable. Testimony indicated that Mr. Gast is in the process of purchasing the two properties and would like to raze the two dwellings and construct two new dwellings in their place. In order to proceed with the proposed improvements, however, the requested special hearing and variance relief are necessary. Testimony indicated that the new dwellings will be constructed utilizing the existing foundations; however, the new houses will be somewhat larger than the existing homes and more in character with the surrounding community. Mr. Gast testified that he has already secured permits to remove the existing dwellings and is ready to proceed with the construction of the new houses, pending approval of the relief requested herein.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Based upon the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical

CURTIS RESEARDED
Date 1/13/98
By [Signature]

difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

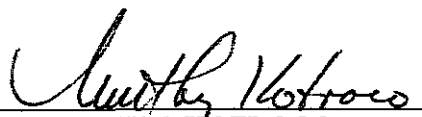
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of November, 1998 that the Petition for Special Hearing to approve the use of adjoining undersized lots for two proposed detached dwellings, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum lot width of 50 feet each in lieu of the required 70 feet for each lot; a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet for each lot; and a lot area of 7,497 sq.ft. in lieu of the minimum required 10,000 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management dated October 7, 1998, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
For Baltimore County

ORDER RECEIVED FOR FILING

Date 11/30/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

November 27, 1998

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Greyhound Road, 65' N of the c/l Anthony Avenue
(309 & 311 Greyhound Avenue)
15th Election District – 5th Councilmanic District
Anna Mueller, Owner; Charles Gast, Contract Purchaser – Petitioners
Case No. 99-116-SPHA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Anna Mueller
1316 Stonebridge Court, Baltimore, Md. 21286

Mr. Charles Gast
11100 Pulaski Highway, White Marsh, Md. 21162

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

GREYHOUND ROAD

which is presently zoned

D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve

the use of adjoiner undersized lots for two detached dwellings.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

CHARLES GAST

(Type or Print Name)

Signature

11100 PULASKI HIGHWAY

Address

WHITE MARSH, MD 21162

City

State

Zipcode

Attorney for Petitioner

JOHN B. GONTRUM

(Type or Print Name)

Signature

814 EASTERN BLVD (410) 686-8274

Address

Phone No.

BAITIMORE, MD 21221

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ANNA MUELLER

(Type or Print Name)

Signature

ANNA MUELLER

(Type or Print Name)

Signature

1316 STONEBRIDGE COURT

Address

(410) 687-3577

Phone No.

BAITIMORE, MD 21286

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

99-116-SPHA

11c



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at GREYHOUND ROAD

which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Variances are sought so that the two existing detached dwellings can be razed, and new improved dwellings can be erected in their place. Lots and dwellings already exist and have been so located prior to zoning requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

CHARLES EAST
(Type or Print Name)

Signature

11100 PULASKI HIGHWAY
Address

WHITE MARSH, MD 21162

City

State

Zipcode

Attorney for Petitioner:

JOHN B. CONTRUM

(Type or Print Name)

Signature

814 EASTERN BLVD (410) 686-8274

Address

Phone No.

BALTIMORE, MD 21221

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ANNA MUELLER

(Type or Print Name)

Signature

ANNA MUELLER

(Type or Print Name)

Signature

1316 STONEBRIDGE COURT (410) 687-3577

Address

Phone No.

BALTIMORE, MD 21286

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED

Date

BY

99-116-SPHA

11C

Variances:

1B02.3C.1.

For a minimum lot width of fifty (50) feet in lieu of the required seventy (70) feet, on each lot;

For a sum of the side yard setbacks of twenty (20) feet in lieu of the required twenty-five (25) feet, on each lot;

For a lot area of 7,497 sf in lieu of the required 10,000 sf, on each lot.

ORDER RECEIVED FOR FILING

Date

11/24/18

By

[Signature]

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

September 4, 1998

Zoning Description for
Mueller Property
Greyhound Road, Essex, MD
15th Election District

BEGINNING at a point on the east side of Greyhound Road, 40 feet wide, said point being situated 65 feet, more or less, northerly from the centerline of Anthony Avenue, (formerly Jeanette Avenue), 30 feet wide.

BEING known as lots 39 and 40, Property of Vincent O'Conner, and wife, said plat being recorded among the land records of Baltimore County, Maryland in Plat Book W.P.C. 7, folio 112.

ALSO being known as #309 and #311 Greyhound Road.

Each lot containing 7,497 square feet, or 0.172 acres of land, more or less.

99-116-
SPHA

BALTIMORE COUNTY, MARY VD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054723

DATE 16 Sept 98 ACCOUNT R-001-6150
110 CASH
AMOUNT \$ 200.00

RECEIVED
FROM:

Mueller

FOR:

309 + 311 Greyhound Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

7/16/1998 7/16/1998 09407.01

5 MISCELLANEOUS CASH RECEIPT

Receipt # 057662

CF NO. 054723

200.00 CHECK

Baltimore County, Maryland

09-116
SPHA

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/15, 1998

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Lot: #99-116-SPHA
8 & 311 Greyhound Road
S Greyhound, 65' N of
centerline Anthony Avenue
15th Election District
5th Councilmanic District
Legal Owner(s):
Anna Mueller
Contract Purchaser:
Charles Gast

Special Hearing: to approve the use of adjoin undersized lots for two detached dwellings. Variance: to permit a minimum lot width of 50 feet in lieu of the required 70 feet on each lot; to permit a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet on each lot; and to permit a lot area of 7,497 square feet in lieu of the required 10,000 square feet on each lot.

Hearing: Friday, October 30, 1998 at 11:00 a.m., in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/250 Oct 15 C266187

CERTIFICATE OF POSTING

RE: Case # 99-116-SPHA
Petitioner/Developer:
(Charles Gast)
Date of Hearing/~~Closing~~
(Oct. 30, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

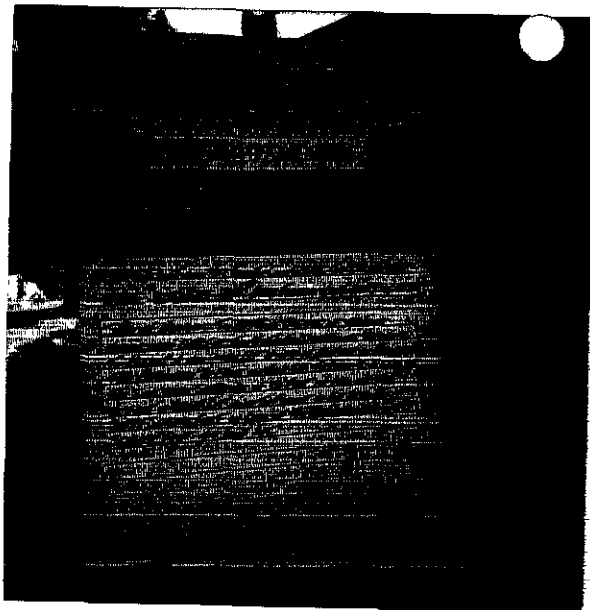
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

309 & 311 Greyhound Road Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ Oct. 15, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle 10/15/98
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-3405
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 30, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-116-SPHA
309 & 311 Greyhound Road
E/S Greyhound, 65' N of centerline Anthony Avenue
15th Election District - 5th Councilmanic District
Legal Owner: Anna Mueller
Contract Purchaser: Charles Gast

Special Hearing to approve the use of adjoint undersized lots for two detached dwellings.
Variance to permit a minimum lot width of 50 feet in lieu of the required 70 feet on each lot; to permit a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet on each lot; and to permit a lot area of 7,497 square feet in lieu of the required 10,000 square feet on each lot.

HEARING: Friday, October 30, 1998 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: John B. Gontrum, Esquire
Anna Mueller
Charles Gast

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 15, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
October 15, 1998 Issue - Jeffersonian

Please forward billing to:

Charles Gast 410-335-4200
11100 Pulaski Highway
White Marsh, MD 21162

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-116-SPHA
309 & 311 Greyhound Road
E/S Greyhound, 65' N of centerline Anthony Avenue
15th Election District - 5th Councilmanic District
Legal Owner: Anna Mueller
Contract Purchaser: Charles Gast

Special Hearing to approve the use of adjoint undersized lots for two detached dwellings.
Variance to permit a minimum lot width of 50 feet in lieu of the required 70 feet on each lot; to permit a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet on each lot; and to permit a lot area of 7,497 square feet in lieu of the required 10,000 square feet on each lot.

HEARING: Friday, October 30, 1998 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 116
Petitioner: Anna Mueller
Address or Location: #309 & 311 Greyhound Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Gust
Address: 11100 Pulaski Highway
White Marsh, MD 21162
Telephone Number: (410) 335-4200

Revised 2/20/98 - SCJ

99-116-SPHA₁₁₆

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-116-SP+1A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to approve the use of adjacent
undersized lots for two detached dwellings and variances
from BOZ.3.C1. for lot widths of 50' in lieu of the required
70', sum of side yards to be 20' in lieu of the required
25' and for lot areas of 7497 sq ft in lieu of the required 10,000 sq ft
All for both lots 39' and 40'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
309 & 311 Greyhound Road, E/S Greyhound,
65' N of c/l Anthony Ave, 15th Election District,
5th Councilmanic

Legal Owners: Anna Mueller
Contract Purchaser: Charles Gast

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-116-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Date: October 7, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/98*
SUBJECT: Zoning Item #116

Mueller Property - 309 & 311 Greyhound Road

Zoning Advisory Committee Meeting of September 28, 1998


- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 5, 1998

FROM:  Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for October 5, 1998
Item Nos. 115, 116, 118, and 119

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

September 28, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 28, 1998.

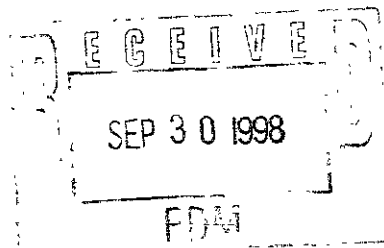
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 113, 114, 115,
116 117, 118 AND 119.





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 9.25.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 116 cam

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Jim
10/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: September 29, 1998

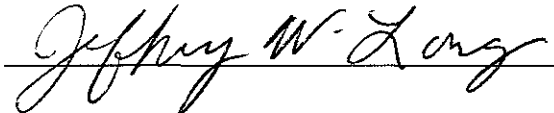
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Item No. 116

The Office of Planning supports the applicant's request since the subdivision essentially reflects existing conditions.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



MIDDLE RIVER

MAP N.E. 1-J
200 SCALE
PHOTOGRAPHIC MAP

99-116-
SPHA

EXHIBIT TO ACCOMPANY PETITION
FOR ZONING VARIANCE REQUEST
LOTS 39, 40,
GREYHOUND ROAD

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

SCALE:
1" = 200'

DATE:
8-19-98

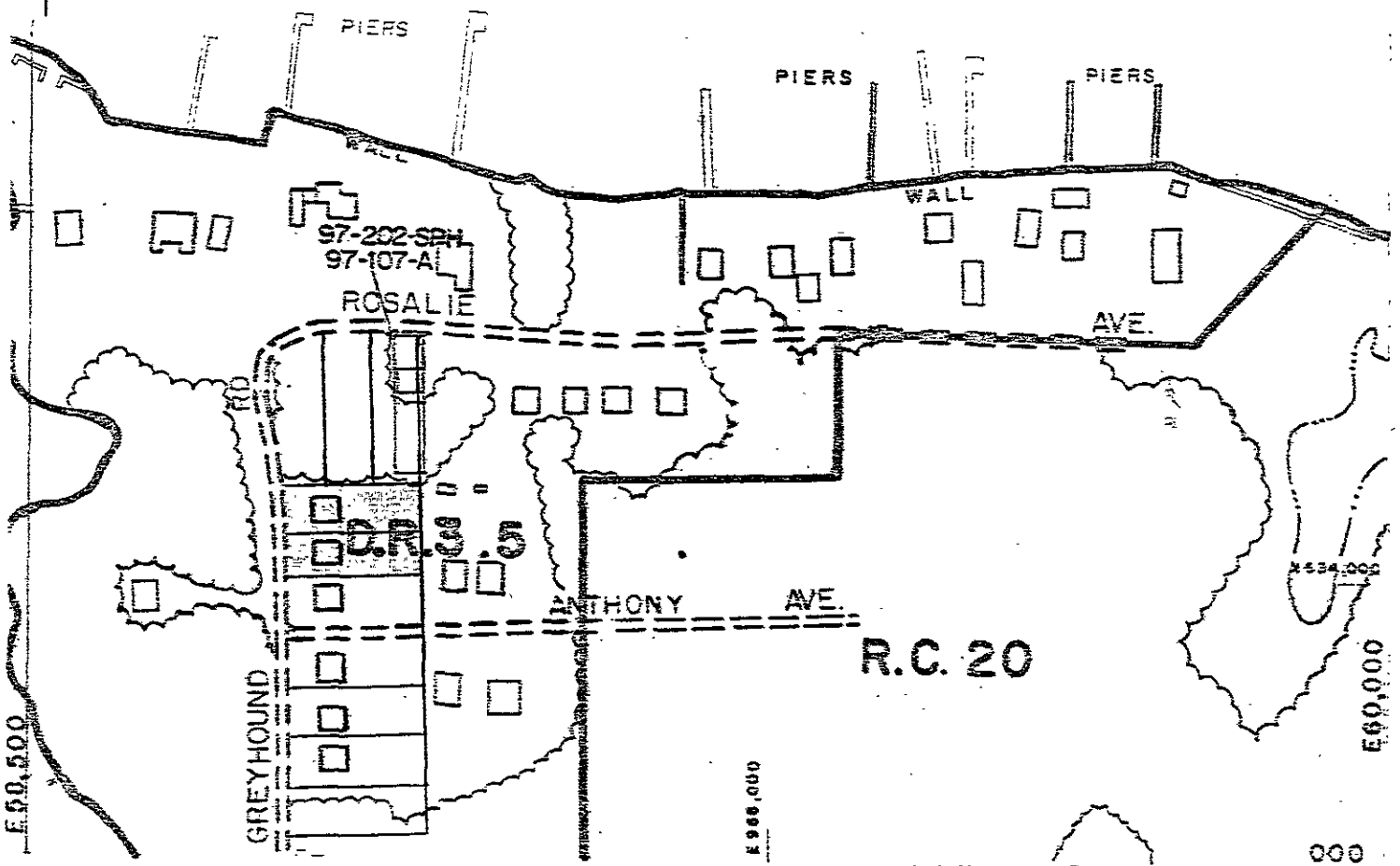
JOB NO.

116

DRAWN BY: JLC
CHECKED BY:

MIDDLE RIVER

N 1,000



MAP N.E. 1-J
200 SCALE ZONING MAP

99-116-
SPHA

DRAWN BY: JLC
CHECKED BY:

EXHIBIT TO ACCOMPANY PETITION FOR ZONING VARIANCE REQUEST

LOTS 39, 40,
GREYHOUND ROAD

McKEE & ASSOCIATES, INC.

Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD
TELEPHONE: (410) 527-1555

HUNT VALLEY, MARYLAND 21030
FACSIMILE: (410) 527-1563

SCALE:

1" = 200'

DATE:

8-19-98

JOB NO.

116

COUNCILMANIC DISTRICT: 5
EXISTING ZONING: OR 3.5
TO THE BEST OF OUR KNOWLEDGE THERE ARE HAVE BEEN
NO PRIOR ZONING HEARINGS ON THIS SITE.

- THIS SITE DOES NOT LE UP WITHIN THE 100' YEAR FLOOD ELEVATION RANGE.
EXISTING VEGETATION WILL REMAIN WHERE PRACTICAL.
TOPGRAPHY WILL BE SERVED BY PUBLIC WATER AND SEWER SERVICES.
TOPOGRAPHY SHOWN IS BASED ON FIELD-RUN DATA. ELEVATIONS ARE
REFERENCED TO THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
ADJACENT IMPROVEMENTS ARE APPROXIMATE, AND BASED ON
BALTIMORE COUNTY MAPPED INFORMATION.

1. EXISTING ZONING OR USE	2. CRITICAL AREA DESIGNATION	LOT	AREA OF LOT (SF)	IMPERVIOUS AREA LIMIT (25%)	EX. IMPERVIOUS AREA (SF)	PERCENTAGE OF SITE	IMPERVIOUS AREA TO BE REMOVED (SF)	REMAINING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)	TOTAL PROPOSED IMPERVIOUS (SF)	PERCENTAGE OF SITE
		749				0.27	2003	0.00	1627	1627	0.22

2. CRITICAL AREA DESIGNATION: LDA			
	LOT 39	LOT 40	
AREA OF LOT (SF)	7497	7497	
IMPERVIOUS AREA LIMIT (25%)	1874	1874	
EX. IMPERVIOUS AREA (SF)	2005	1038	
PERCENTAGE OF SITE	0.274	0.14%	
IMPERVIOUS AREA TO BE REMOVED (SF)	2005	1038	
REMAINING IMPERVIOUS (SF)	0.00	0.00	
PROPOSED IMPERVIOUS (SF)	1627	1627	
TOTAL PROPOSED IMPERVIOUS (SF)	1627	1627	
PERCENTAGE OF SITE	0.22%	0.22%	

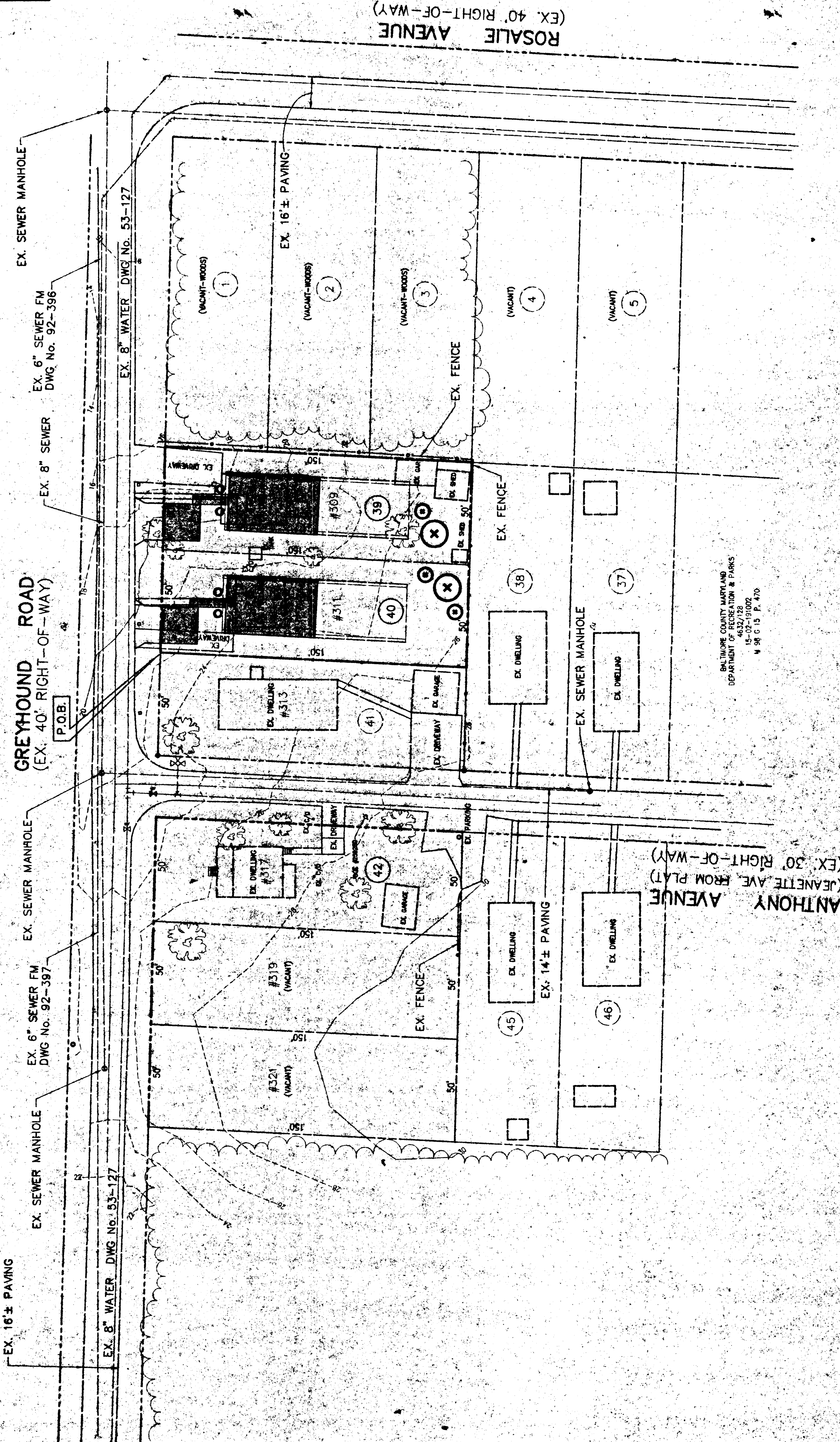
LOT	AREA (SF)	15% FOREST COVER (SF)	EXISTING VEGETATION
39	7497	1125	1 MINOR TREE (TO REMAIN)
40	7497	1125	NONE

LOT	AREA (SF)	15% FOREST COVER (SF)	EXISTING VEGETATION
39	7497	1125	1 MINOR TREE (TO REMAIN)
40	7497	1125	NONE

PROPOSED VEGETATION	LOT NO.	SQUARE FEET	ACRES
1 MAJOR TREE, 1 MINOR TREE, 2 SHRUBS	39	7497.	0.172
1 MAJOR TREE, 2 MINOR	40	7497	0.172

PROPOSED VEGETATION	LOT NO.	SQUARE FEET	ACRES
1 MAJOR TREE, 1 MINOR TREE, 2 SHRUBS	39	7497.	0.172
1 MAJOR TREE, 2 MINOR	40	7497	0.172

ALL EXISTING IMPROVEMENTS ON THE
SUBJECT LOTS ARE TO BE REMOVED.



BALTIMORE COUNTY MARYLAND
DEPARTMENT OF RECREATION & PARKS
4632/128
15-02-191002
M 98 G 15 P. 470

1. KATHERINE S. NELSON
2. JAMES W. NELSON
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100. JAMES W. NELSON

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
- Natural Resource Planning - Real Estate Development

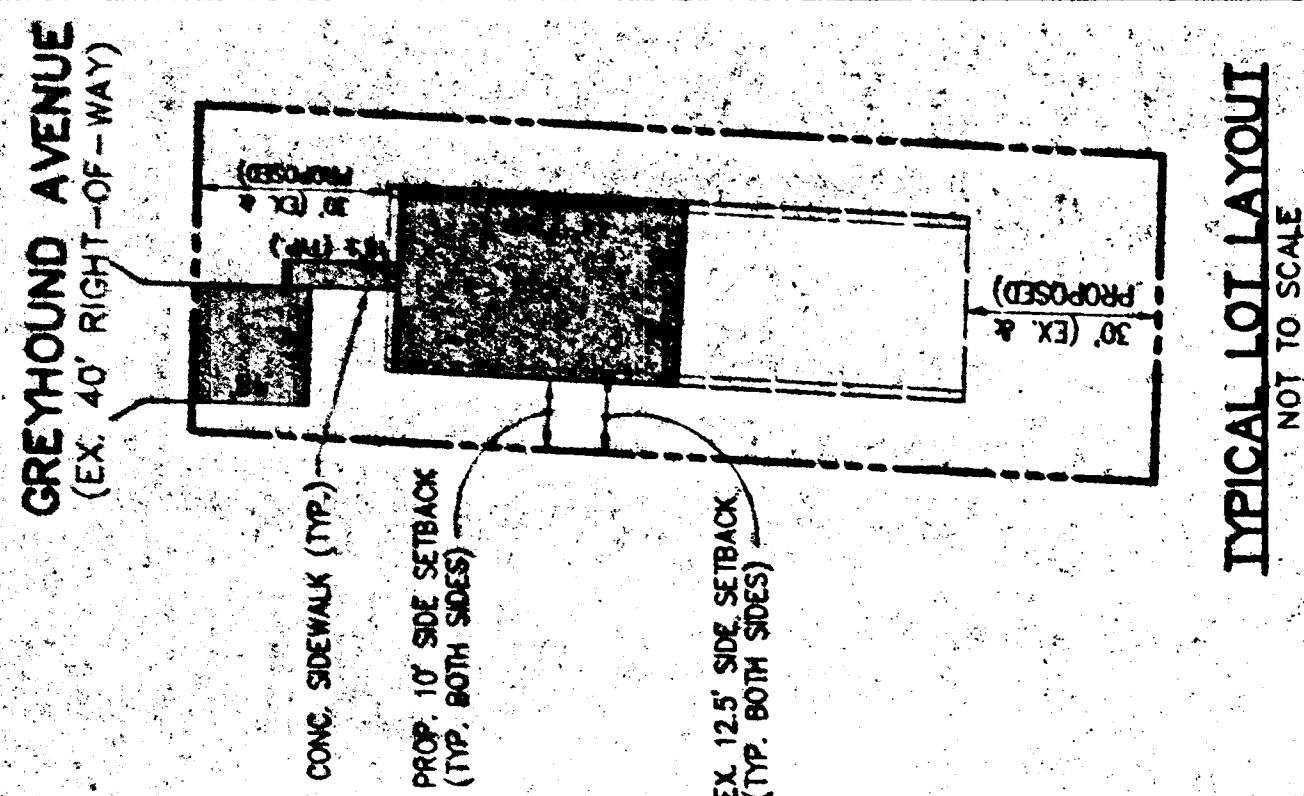
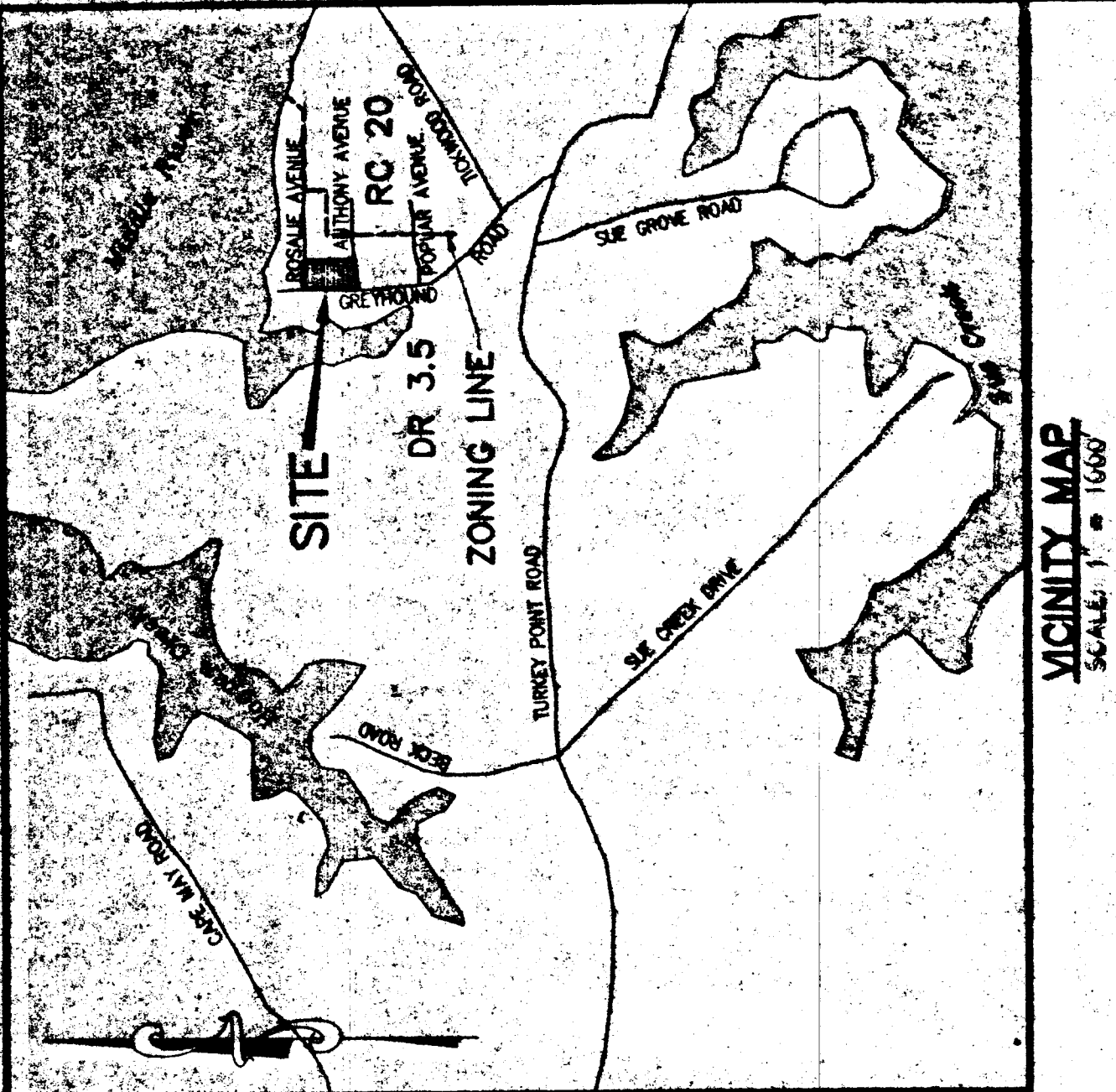
LEGAL OWNER
ANNA MUELLER
3516 STONEBRIDGE COURT
TIMORE MARY AND 21284

- ☒ PROPOSED MAJOR DECIDUOUS TREE
- ☐ PROPOSED MINOR DECIDUOUS TREE
- ☐ PROPOSED SHRUB

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL HEARING REQUESTS

#309 AND #311
GREYHOUND ROAD

99-116-SPHA



TYPICAL LOT LAYOUT